

## PET POLICY

*Because we represent different owners and manage a variety of different units, pet policies depend on the property. The following provisions should be used as a general guideline. Be sure to discuss obtaining a pet with a Jaqua representative prior to doing so or with a leasing agent prior to applying for a rental unit.*

### GENERAL RESTRICTIONS

No property with a shared entrance or where lawn care/snow removal is provided will allow a dog. Dogs are never accepted in apartment communities. Restrictions regarding breed, size, and number of pets may vary based on property owner preference. Two (2) pet maximum unless owner approved. Pets are limited to common household animals: domesticated dogs, cats, rodents, fish, birds, and turtles. Fees and costs do not apply to caged animals. Any free roaming animal (dogs, cats, ferrets, rabbits, etc.) will be subject to fees and costs. Cats should be spayed/neutered, and appropriate documentation of such should be provided to Jaqua upon obtaining the pet or prior to move in.

### FEES & COSTS

There will be an additional monthly fee of \$25 per pet, and a one time \$200 non-refundable pet fee due upon move in. For each additional owner-approved pet beyond the two pet maximum, there will be a \$200 non-refundable fee.

### TENANT REQUIREMENTS

- Pay all rents and fees;
- Provide accurate name, breed/type, weight, & relative age of the pet;
- Obtain and provide proof of a pet liability rider included in the tenant's renter's insurance policy; and,
- Sign the Pet Agreement Addendum to the Lease, detailing all tenant responsibilities.

### **SECTION 2.13 OF THE JAQUA REALTORS PROPERTY MANAGEMENT LEASE AGREEMENT PROHIBITS PETS UNLESS THE ABOVE PROVISIONS ARE MET.**

If this section of the lease is violated, Jaqua Realtors Property Management will charge the tenant \$25 per day until the animal is removed from the premises. The tenant will be provided with a warning and a chance to remove the animal before charges are incurred.

### REASONABLE ACCOMMODATIONS

If the tenant or applicant has a disability that limits his/her ability to occupy the housing without an assistance animal and the unit has a no pet policy, the tenant or applicant will need to make a reasonable accommodation request. A Jaqua representative can assist with this process.